CITY OF ROCHESTER

ISSUE 3; JANUARY 2011

=BUILDING SAFETY NEWS= JANUARY 2011

HAPPENINGS FROM THE DEPARTMENT

—The Building Safety Department is committed to advancing public safety in the built environment through collaboration and community partnership which results in safe, accessible, and healthy structures—

WINTER ISSUE - BUILDING SAFETY NEWSLETTER

INSIDE THIS ISSUE:

DEPARTMENT NEWSLETTER

This is our third annual newsletter. The first two editions focused on inspections. Some might not be aware that Building Safety is made up of three distinct business units; Plan Review and Permit Services, Housing, and Inspections. This year we decided to expand our newsletter to provide information about the entire department. And we hope we have provided useful information that makes it easier to do your job, and get assistance from our department. Help us make our services better by following some of the links in this newsletter to deeper information, and let us know if we failed to get you to a solution. We want your experiences with our department to be positive, and we feel this newsletter will help that happen.

2011 LUMBERYARD MEETINGS DATES WILL BE: THURSDAY FEB 24–OCLM, MAR 10—PROBUILD, MAR 24—KRUSE, MAR 31—CAMPUS 2122 (CONF RM A&B).

REMINDERS

- BUILDING SAFETY PHONE NUMBER IS 328 -2600
- BUILDING SAFETY OFFICE HOURS ARE 8:00AM TO 5:00PM
- CHECK INSPECTION RESULTS 24/7 BY GOING TO CITIZEN ACCESS at ROCHESTERMN.GOV UNDER THE BUILDING SAFETY DEPARTMENT

IT'S A NEW YEAR

We hope it will be for you, your family, and your business. Last year was a year full of challenges and change for the Building Safety department. We regretfully lost some staff in 2010, but thankfully worked through those changes as a team and found solutions. We are getting by with less, but are still committed to assuring buildings are safe in the City of Rochester for our citizens and visitors. We hope you enjoy our third annual newsletter.

WEATHER-RESISTIVE BARRIERS

In recent years there has been much discussion regarding moisture intrusion into the building envelope. As building products and building methods have changed, moisture intrusion into the building structure has had detrimental effects on the durability and performance of buildings.

While it has been a practice for many years in the industry to install weather-resistive barriers under exterior finish materials; it was with the adoption of the **2007 Minnesota State Building Code** that weather-resistive barriers meeting test standards became a requirement on most habitable buildings.

The code, in Section R703 of the International Residential Code (IRC), requires the exterior envelope of the structure be designed to prevent moisture intrusion through a system of *flashings* and *weather-resistant barriers*. This discussion will focus on weather-resistive barriers described in Section R703.2 of the IRC.

The IRC requires one layer of *No. 15 asphalt* felt complying with a test standard ASTM D 226 or other approved water resistive material meeting the testing standard ASTM E 331. In the industry, it is the second of the two weather-resistive barriers that are typically being installed. A few of the trade names being installed are Tyvek, Typar, Pinkwrap and Barricade. These are only a few of the weather-resistive barriers on the market.

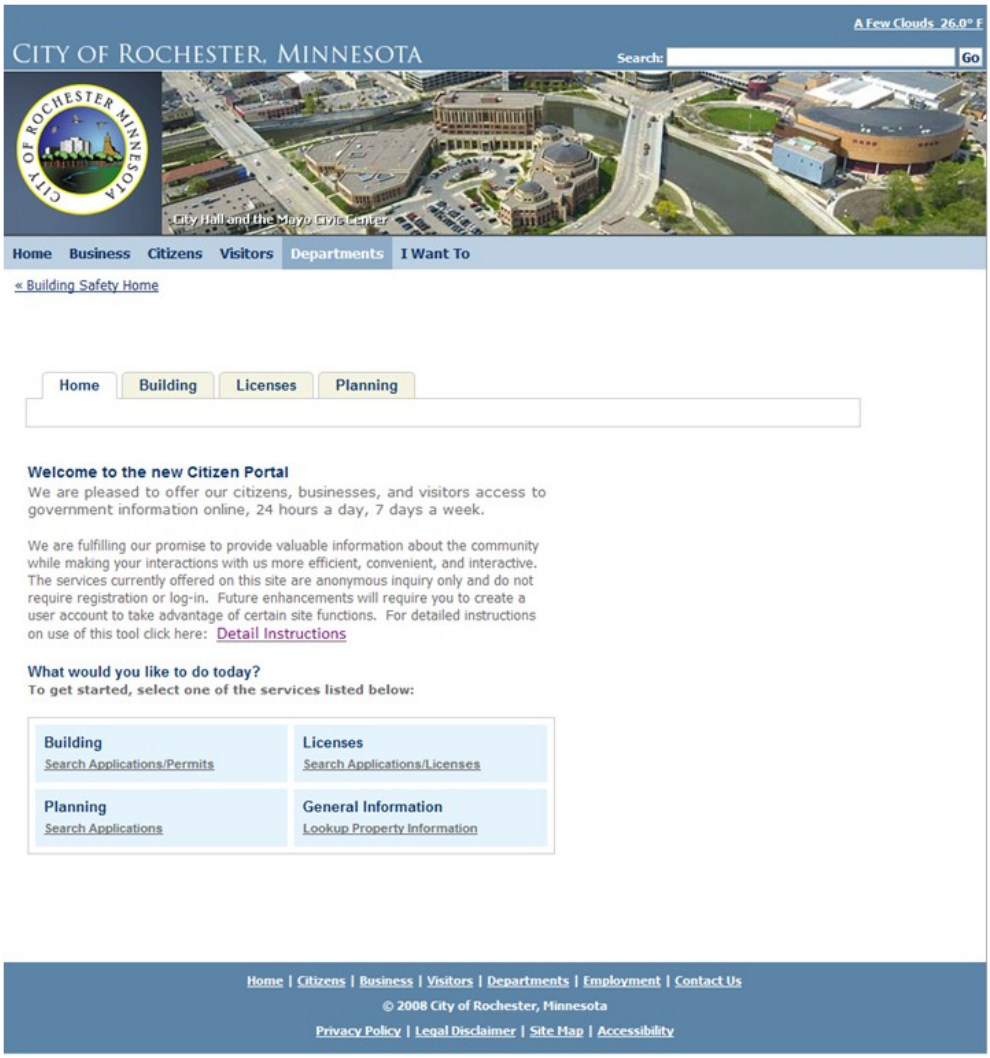
The IRC states the weather-resistive barrier, felt or other approved materials, must be installed to the top of walls and terminated at penetrations and building appendages in a manner to restrict water from entering the building envelope. This is where the work begins for the general contractor, framer, mechanical installer, plumber, electrician, and the siding installer. It becomes their responsibility to follow the weather-resistive barrier manufacturer's instructions on how to terminate penetrations through the barrier to prohibit the entrance of water into the envelope. In many cases it is a system of the house wrap and adhesive tapes approved by the manufacturer. These penetrations include duct terminations, electrical outlets, piping, and wires, and anything else penetrating the weather-resistive barrier. Weather-resistive barrier manufacturers vary in the detail they include in installation instruction. Every installer penetrating the barrier must be aware to detail these areas according to manufacturer of the product being used.

With the weather-resistive barrier being the last line of defense against water entering the building envelope which certainly can lead to durability issues creating call backs and possible legal issues, this very thin layer must be taken very seriously in the construction process.

Weather-resistive barrier penetrations

The Building Safety Department is proud to announce our Chief Plumbing Inspector, Gale Mount, has been appointed to the State Plumbing Board by former Governor Pawlenty. He will fill a seat as an outstate Municipal Plumbing Inspector. The duties of the State Plumbing Board are to develop rules pertaining to the State Plumbing Code, make changes to the Plumbing Code and investigate and approve new plumbing materials and products. We believe Gale's 38 years of experience in the plumbing industry will bring valuable insight to the decisions the Plumbing Board is charged to make. Congratulations Gale!

ACCELA CITIZEN ACCESS—PULLOUT INSTRUCTIONS



Did you know you can find most of the information in the City's database regarding permits and inspections, as well as information about property and rental licenses by simply navigating to the Citizen Access portion on the Building Safety Department's website?

This loose page of the newsletter was designed to be pulled out and pinned to your bulletin board or work space to help you navigate our system. Keep it in a handy place and use it anytime you need some assistance from our records. Following the simple instructions below, you will be able to search addresses, permits, and licenses right from this easy to use interface.

Enjoy getting to know our online system, and get quick answers to your questions. This system was designed to give citizens and business owners real time information to get issues resolved and make doing business in Rochester easier.

INSTRUCTIONS

- Enter this address into your browser: https://ca.rochestermn.gov/citizenaccess (screenshot above)
- Navigate to the "What would you like to do today?" (light blue boxes) and choose an area to search.
- We recommend searching by address in most locations. It will produce the best results.
- "Less is More" Since our database is actually a combination of historical and new data, minimizing your search criteria will maximize your results. (123 Ma vs. 123 Main St)

THE PLAN REVIEW TEAM

Randy Johnson has been with the City of Rochester Building Safety Department as the Plan Review Engineer since 1990 and is now in the role of Interim Department Director and Building Official.

Brad Finseth has been with the City of Rochester Building Safety Department as a Plans Examiner since 1993. He has a Bachelor of Science degree in Urban Planning, Certified State of Minnesota Building Official, ICC Building Plans Examiner certificate.

Brian Grudem has been with the city of Rochester Building Safety Department as a Plans Examiner since 2003. He has Associate of Applied Science Degrees in Architectural Technology and Building Inspection Technology. He is certified as a State of Minnesota Building Official and also holds ICC certifications as a Certified Building Code Official, General Plans Examiner, Commercial Building Inspector, & Residential Building Inspector.

Mike Thedens has been with the City of Rochester Building Safety Department as a Plans Examiner since 2004. He has an Associate of Applied Science Degree in Building Inspection Technology and is certified as a State of Minnesota Building Official.

Jayne Frahm has been with the City of Rochester Building Safety Department as a Plans Examiner since 2008. She has a State of Minnesota Building Official Certification, ICC Residential Building Inspector certificate and ICC Accessibility /Plans Examiner certificate.

L to R: Mike Thedens, Randy Johnson, Jayne Frahm, Brad Finseth, Brian Grudem

2011 NATONAL ELECTRICAL CODE (NEC) UPDATES

It is anticipated that the State of Minnesota will be adopting the 2011 National Electrical Code in its entirety sometime in July. All electrical work that is permitted on or after the adoption date will need to comply with the 2011 NEC. Mandatory continuing education classes are already making some license holders aware of upcoming changes.

We have picked a few of the changes that will affect a majority of residential projects.

210.8 – the ground fault circuit-interrupter shall be installed in a readily accessible location. This will require the GFCI device to be accessible without climbing over, removing obstacles or climbing portable ladders. GFCI devices that are behind washers, on garage ceilings, behind a tub panel that requires a tool to access the receptacle, or up in the basement floor trusses would be examples of locations that are **not** readily accessible.

210.12(B) – 120-volt, 15- and 20-ampere branch circuit modifications or extensions in finished areas of dwelling units, excluding kitchens and bathrooms, will require arc-fault circuit-interrupter protection. This requirement will affect existing wiring that is modified, replaced, or extended.

210.52(I) – Foyers, that are not part of a hallway, that have an area of 60 square feet or greater, shall have a receptacle(s) located in each wall space 3 feet or more in width. The substantiation for this code change came from homeowners using extension cords under rugs or across doorways as a substitute for the fixed wiring.

404.2(C) – Where switches control lighting loads supplied by a grounded circuit, the grounded circuit conductor (neutral) shall be provided at the switch location(s). This will require a grounded conductor (neutral) at each single pole, 3-way, and 4-way switch location that controls a luminaire(s). This requirement is being driven by the use of motion sensor switching that uses electricity regardless of whether the luminaire is on or off. There are two specific exceptions to this requirement that relate to raceways (not cables) and unfinished areas.

406.12 – All 120-volt, 15- and 20- ampere receptacles installed in dwelling units shall be listed tamper resistant . An exception has been added to remove the requirement for tamper resistant receptacles in certain areas. Those include; receptacle more than 5 ½ feet above the floor, receptacles that are part of a light fixture or appliance, replacement of (2wire) nongrounding type receptacles, and cord-and-plug connected appliances that are not easy to move and that are dedicated to a space. Some examples might include; garage door opener receptacles, a duplex receptacle that supplies power to a water softener and power vent of a

WHAT'S NEW IN 2011?

It's 2011 and you plan to build a house, an addition or an alteration to your current house. Are there any new requirements you need to be aware of when applying for a permit? The answer is yes. Even though there are no major code adoptions planned for 2011 there are a couple of items that still need to be addressed.

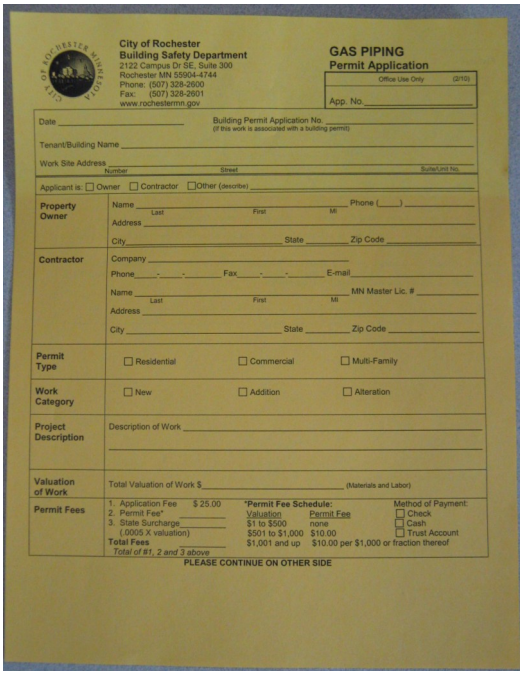
EPA Lead Training/Certification

One item that has received a lot of attention the past number of months is the EPA requirements for work being done to pre-1978 residential and child-occupied facilities. The EPA requires work being done in these structures where more than 6 square feet inside or more than 20 square feet on the exterior are disturbed is to be done by trained certified contractors or rental property owners/managers. The owner of a single family dwelling doing their own work is not required to be certified. The start date of this rule of February 1, 2011, has been pushed to August 1, 2011, contractors having the following licenses (residential building contractors, residential remodelers, manufactured home installers and residential roofers) will have their certification with the EPA verified prior to a permit being issued.

Ulteig Yearly Engineered Foundation Designs

The Builders Association of Minnesota (BAM) has provided for its' members multiple engineered designs for foundation wall installations. Many of these designs are certified for use on a yearly basis. If a contractor chooses to use any of these foundation designs, then the 2011 certified engineered designs shall be provided and filled out when plans are submitted for a permit.

TRADE PERMIT APPLICATIONS



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2122 Campus Dr SE, Suite 300
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GAS PIPING
Permit Application

Office Use Only (2/10)
App. No.

Date
Building Permit Application No.
(If this work is associated with a building permit)
Tenant/Building Name
Work Site Address
Number Street Suite/Unit No.
Applicant is: ☐ Owner ☐ Contractor ☐ Other (describe)

Property Owner
Name Last First MI Phone ( )
Address
City State Zip Code

Contractor
Company
Phone - - Fax - - E-mail
Name Last First MI MN Master Lic. #
Address
City State Zip Code

Permit Type ☐ Residential ☐ Commercial ☐ Multi-Family

Work Category ☐ New ☐ Addition ☐ Alteration

Project Description Description of Work

Valuation of Work Total Valuation of Work $ (Materials and Labor)

Permit Fees
1. Application Fee $ 25.00
2. Permit Fee* _____
3. State Surcharge _____
(.0005 X valuation)
Total Fees _____
Total of #1, 2 and 3 above

*Permit Fee Schedule:

Valuation	Permit Fee
$1 to $500	none
$501 to $1,000	$10.00
$1,001 and up	$10.00 per $1,000 or fraction thereof

Method of Payment:
☐ Check
☐ Cash
☐ Trust Account

PLEASE CONTINUE ON OTHER SIDE

In an effort to progress towards Accela On-Line Permitting, contractors must fill out the applications correctly and completely. If the trade permit is associated to a building permit, please obtain the building permit number from the general contractor or look the number up using Citizen Access. The permit type and work category should be checked. Also, the description of work and location should be very detailed so we know exactly where and what work is being completed. We do appreciate when building and trade permits that are submitted with all the correct information and completely filled out.

Due to city budget shortfalls we remain short staffed at this time. Applications submitted complete and with accurate information will assist the clerks in processing trade permit in a timely manner. This will help you be able to schedule trade inspections and keep your project on schedule.

CARBON MONOIDE DETECTORS IN DWELLINGS

Carbon Monoxide Alarms – Minnesota Statue 299F.50

The 2006 State legislature passed a new carbon monoxide law requiring carbon monoxide alarms in all single homes and multifamily apartment units. Effective January 1, 2007, all newly constructed single-family homes and multifamily dwelling units for which building permits were issued on or after January 1, 2007 shall be provided with approved carbon monoxide alarms. Effective August 1, 2008, all single family homes shall be equipped with approved carbon monoxide alarms. Effective August 1, 2009, all multifamily or apartment dwelling units shall be provide with approved carbon monoxide alarms. All carbon monoxide alarms must be certified by a national recognized testing laboratory that conforms to the latest Under Laboratories (UL) /standard.

General Location Requirements

Every single family, and multifamily dwellings shall be provided with a minimum of one approved carbon monoxide alarm installed within ten feet of each room used for sleeping.

If the bedrooms are located on separate floors, additional carbon monoxide alarms are required within ten feet of each bedroom.

For additional questions or information on the carbon monoxide legislation, contact the State Fire Marshal Division at 651-201-7200, www.fire.state.mn.us or email questions to firecode@stare.mn.us.

WHAT IS CARBON MONOXIDE? Carbon monoxide (CO) is a colorless, odorless, deadly gas. Because you cannot see it, taste it or smell it, carbon monoxide can kill you before you know it is there. Today's energy-efficient, airtight homes contribute to the problem by trapping CO-polluted air inside them.

COMMERCIAL PLAN REVIEW (Intermittent submittals) What is needed in order to begin the process?

The plan review process begins with submittal of a building permit application, required drawings and documents directly to the Building Safety Department. For a list of submittal requirements, please see the 'BUILDING PERMIT APPLICATION PROCEDURE' on the Building Safety website or visit Building Safety Department office to obtain a "hard copy" of this procedure.

In order for the plan review process to begin, 3 sets of architectural, structural, plumbing, mechanical, gas-piping and electrical drawings (and/or calculations) must be submitted for review. Please note, that the plan review process will not begin, until all required permit applications and drawings have been received.

The building official or designee, may waive the submission of construction documents for any "trades", if the nature of the work applied for, is such that reviewing of construction documents is not necessary to obtain compliance with the particular code in question, or if the work is small enough where plans are not needed for review. This exception must be approved by Building Safety staff, at the time of submittal of plans for review. The applicant will be notified by a phone call, and/or email of what is required, should the permit application and plans be sent by mail.

When a building permit application is submitted without drawings from a trade contractor or engineer, the plan review process will be delayed, until plans are submitted. Once the package is completely submitted, the permit application, along with the submitted plans, will be placed 'in-line' for review. This process will take approximately three to four weeks, depending on the size of the project and number of projects in-line at the time. This process is not the same as the "phased partial permit" process. The applicant may choose to phase their project, by applying for permits and submitting drawings/calculations for that particular component (i.e. footings/foundations).